

## MINUTES OF HOUSING AUTHORITY MEETING – JUNE 12, 2012

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THE WEST VALLEY CITY HOUSING AUTHORITY MET IN SPECIAL REGULAR SESSION ON TUESDAY, JUNE 12, 2012, AT 6:58 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY VICE CHAIR KAREN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang  
Steve Buhler  
Don Christensen  
Tom Huynh  
Steve Vincent

Paul Isaac, Acting Executive Director  
Sheri McKendrick, Secretary

ABSENT: Corey Rushton  
Mike Winder

STAFF PRESENT:

Eric Bunderson, City Attorney  
Russell Willardson, Public Works Director  
John Evans, Fire Chief  
Kevin Astill, Parks and Recreation Director  
Nicole Cottle, CED Director  
Layne Morris, CPD Director  
Anita Schwemmer, Acting Police Chief  
Jeanette Carpenter, Acting Finance Director  
Jake Arslanian, Public Works Department  
Craig Thomas, Administration  
Chris Curtis, CPD Department  
Heather Royal, CPD Department

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### **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Don Christensen who invited everyone to listen to a recording of the *Star Spangled Banner*.

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**RESOLUTION NO. 12-06, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 4485 SOUTH PRINCE CIRCLE**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-06 which would authorize sale of the Housing Authority public housing unit located at 4485 South Prince Circle.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$165,000.00 and he recommended approval be considered for a sale price in the amount of \$170,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Vincent moved to approve Resolution No. 12-06, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 4485 South Prince Circle. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-07, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 6283 WEST 2900 SOUTH**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-07 which would authorize sale of the Housing Authority public housing unit located at 6283 West 2900 South.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$133,000.00 and he recommended approval be considered for a sale price in the amount of \$133,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Huynh moved to approve Resolution No. 12-07, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 6283 West 2900 South. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-08, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 6948 WEST KINGS ESTATE DRIVE**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-08 which would authorize sale of the Housing Authority public housing unit located at 6948 West Kings Estate Drive.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$100,000.00 and he recommended approval be considered for a sale price in the amount of \$100,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Vincent moved to approve Resolution No. 12-08, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 6948 West Kings Estate Drive. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-09, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 7077 WEST KINGS ESTATE DRIVE**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-09 which would authorize sale of the Housing Authority public housing unit located at 7077 West Kings Estate Drive.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$104,000.00 and he recommended approval be considered for a sale price in the amount of \$104,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Huynh moved to approve Resolution No. 12-09, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 7077 West Kings Estate Drive. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-10, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 7127 WEST 3980 SOUTH**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-10 which would authorize sale of the Housing Authority public housing unit located at 7127 West 3980 South.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$111,000.00 and he recommended approval be considered for a sale price in the amount of \$111,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Christensen moved to approve Resolution No. 12-10, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 7127 West 3980 South. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-11, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 4324 WEST BENVIEW DRIVE**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-11 which would authorize sale of the Housing Authority public housing unit located at 4324 West Benview Drive.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$110,000.00 and he recommended approval be considered for a sale price in the amount of \$115,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Buhler moved to approve Resolution No. 12-11, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 4324 West Benview Drive. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-12, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 6439 WEST MARTIN WAY**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-12 which would authorize sale of the Housing Authority public housing unit located at 6439 West Martin Way.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$118,000.00 and he recommended approval be considered for a sale price in the amount of \$119,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Vincent moved to approve Resolution No. 12-12, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 6439 West Martin Way. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.



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**RESOLUTION NO. 12-13 AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 2986 SOUTH LAREE STREET**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-13 which would authorize sale of the Housing Authority public housing unit located at 2986 South Laree Street.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$78,000.00 and he recommended approval be considered for a sale price in the amount of \$80,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Huynh moved to approve Resolution No. 12-13, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 2986 South Laree Street. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-14, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 3667 SOUTH CIMMARRON DRIVE**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-14 which would authorize sale of the Housing Authority public housing unit located at 3667 South Cimmarron Drive.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$105,000.00 and he recommended approval be considered for a sale price in the amount of \$105,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Christensen moved to approve Resolution No. 12-14, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 3667 South Cimmarron Drive. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-15, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 4141 WEST MANN WAY**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-15 which would authorize sale of the Housing Authority public housing unit located at 4141 West Mann Way.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$63,000.00 and he recommended approval be considered for a sale price in the amount of \$65,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Vincent moved to approve Resolution No. 12-15, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 4141 West Mann Way. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-16, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 4145 WEST MANN WAY**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-16 which would authorize sale of the Housing Authority public housing unit located at 4145 West Mann Way.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$63,000.00 and he recommended approval be considered for a sale price in the amount of \$71,290.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Huynh moved to approve Resolution No. 12-16, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 4145 West Mann Way. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-17, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 3923-3925 WEST CROWN AVENUE**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-17 which would authorize sale of the Housing Authority public housing unit located at 3923-3925 West Crown Avenue.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$205,000.00 and he recommended approval be considered for a sale price in the amount of \$205,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Buhler moved to approve Resolution No. 12-17, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 3923-3925 West Crown Avenue. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-18, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 4094 WEST DENNIS DRIVE**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-18 which would authorize sale of the Housing Authority public housing unit located at 4094 West Dennis Drive.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$77,000.00 and he recommended approval be considered for a sale price in the amount of \$93,900.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Christensen moved to approve Resolution No. 12-18, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 4094 West Dennis Drive. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-19, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 6910 WEST 3980 SOUTH**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-19 which would authorize sale of the Housing Authority public housing unit located at 6910 West 3980 South.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$118,000.00 and he recommended approval be considered for a sale price in the amount of \$118,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Buhler moved to approve Resolution No. 12-19, a Resolution Authorizing the Sale of the Housing Authority Public Housing Unit Located at 6910 West 3980 South. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

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**RESOLUTION NO. 12-20, AUTHORIZE SALE OF HOUSING AUTHORITY PUBLIC HOUSING UNIT LOCATED AT 3972 SOUTH 7105 WEST**

Acting Executive Director, Paul Isaac, presented proposed Resolution No. 12-20 which would authorize sale of the Housing Authority public housing unit located at 3972 South 7105 West.

Mr. Isaac stated all dwellings had been listed and marketed to the public with numerous offers having been received, many exceeding the appraised value. He reported the appraised value for the subject property was \$105,000.00 and he recommended approval be considered for a sale price in the amount of \$110,000.00 for the subject unit.

The Acting Executive Director indicated in order to meet Federal standards for cleanliness, safety, and comfort each dwelling must be maintained at a high level. He stated cost to repair and maintain the unit at the required standard exceeded the Federal funding provided. He reported approval from HUD had been received to dispose of the unit through public sale. He advised funds received from sale of the dwelling would be used in the future to provide affordable housing for low and moderate income families.

Mr. Isaac further discussed and reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Buhler moved to approve Resolution No. 12-20, a Resolution Authorizing the Sale in the Amount of \$110,000.00 of the Housing Authority Public Housing Unit Located at 3972 South 7105 West. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Vice Chair Lang	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE SPECIAL REGULAR MEETING OF TUESDAY, JUNE 12, 2012, WAS ADJOURNED AT 7:07 P.M. BY VICE CHAIR LANG.



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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Housing Authority held Tuesday, June 12, 2012.

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Sheri McKendrick, MMC  
Secretary